

**TO  
LET**

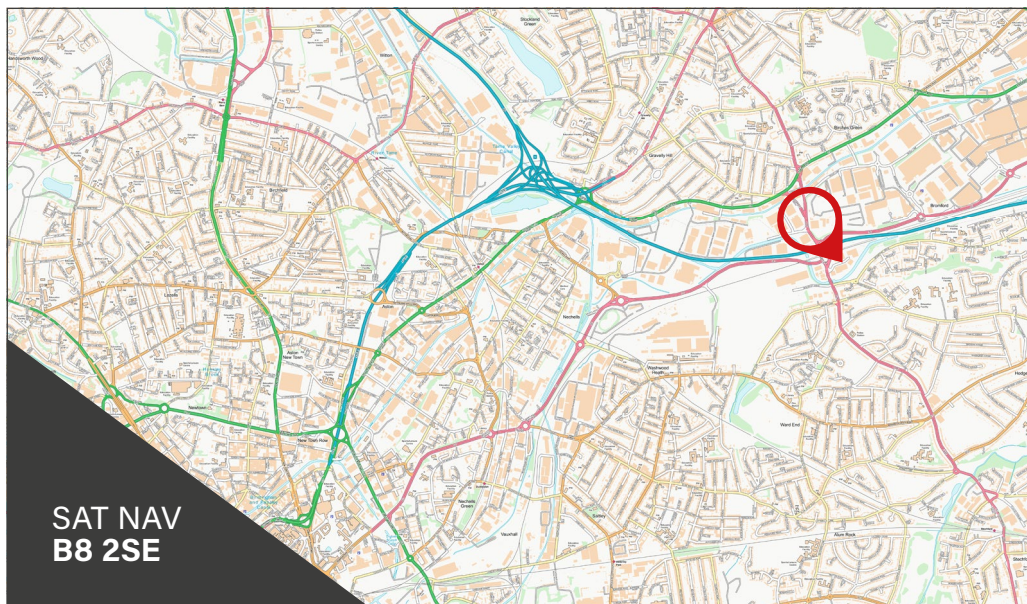
- › Detached, self-contained warehouse unit with substantial 1.4 Acre yard
- › Large external 'covered loading' canopy
- › 6.5m eaves (warehouse)
- › Level and dock loading access doors
- › Includes office content
- › Excellent road links to M6 & Birmingham City Centre

**FLEXIBLE LEASE TERMS AVAILABLE**

**UNIT 6**  
**BROMFORD CENTRAL**

BROMFORD LANE, BIRMINGHAM, B8 2SE

**34,184 SQ FT (3,175.8 SQ M)**  
INDUSTRIAL WAREHOUSE / PRODUCTION UNIT



**DESCRIPTION**

The detached unit is of portal frame construction with mainly brick built elevations, surmounted by a dual pitched roof over incorporating translucent roof lights. The building provides:

- > Minimum working height of 6.5m to eaves
- > Concrete floor
- > Lighting
- > 3 level loading doors
- > 10 dock level loading doors
- > Two storey integral office content
- > Substantial private gated service yard (c 1.4 acres)
- > Large external 'covered loading' canopy

**ACCOMMODATION**

	SQ FT	SQ M
<b>Warehouse</b>	29,889	2,776.8
<b>Offices</b>	4,295	399.04
<b>Total (GROSS INTERNAL AREA)</b>	<b>34,184</b>	<b>3,175.8</b>

**AVAILABILITY & RENT**

The property is available on new lease terms. Rent on application.

**BUSINESS RATES**

Rateable Value £104,000

**LOCATION**

The subject property is situated on the established Bromford Central development off the main Bromford Gyratory island, directly linking to the A47 Heartlands Parkway and Fort Parkway, as well as the A4040 Bromford Lane. The scheme is approximately 3 miles north east of Birmingham City Centre benefiting from dual carriageway access to both Junctions 5 & 6 of the M6 Motorway (approximately 1 mile) with nearby links to the M42 and M6 Toll (approximately 6 miles).

- > **M6 J5** - Approx 1 mile
- > **M6 J6** - Approx 1 mile
- > **Birmingham City Centre** - 3 miles
- > **M42** - Approx 6 miles
- > **M6 Toll** - Approx 6 miles

**SITUATED ON THE ESTABLISHED BROMFORD CENTRAL DEVELOPMENT**





### SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

### PLANNING

We understand the premises are located within the local plan as an area of employment and therefore qualify for B1, B2 or B8 uses. Interested parties are advised to make their own enquiries with Birmingham City Council on 0121 303 1115.

### EPC

Rating C (71)

### VAT

All prices quoted are exclusive of VAT, which may be chargeable.

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### MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.



FOR VIEWINGS  
**CONTACT  
THE AGENTS**



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